

#26



PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT

MEMORANDUM

CITY CLERK DEPARTMENT
2004 APR 5 AM 11 15

TO: Patricia D. Adauto, Deputy CAO
Building & Planning Services

FROM: George G. Sarmiento
Planning, Research & Development Director

SUBJECT: Fairgrounds Report

DATE: Mar. 19, 2004

On November 11, 2003, the City Council directed the Planning, Research and Development Department to research and identify a potential site for a proposed City fairground to promote various attractions and events in El Paso, such as:

- Heritage and music festivals
- Regional and international events
- Outdoor Concerts
- Extreme sports festivals
- Cat and dog shows, horse shows, hobby shows, etc
- Children's fair and carnivals
- Wine and food festivals
- Traveling theatrical shows

Planning Department staff conducted extensive research on fairground sites located in other cities related to size and location of site, history of development, operation and funding. Most fairgrounds are located outside of city limits and are operated by either the State or County. A notable exception was Dallas - where the fairgrounds is located on the site of a previous world fair and is operated by the City Parks Department, but with significant private funding.

Informational meetings were held with organizations that would potentially use, promote and participate in a fairground facility; to solicit their feedback and recommendations. The various entities included: Southwest Rodeo Association; County of El Paso, El Paso Convention and Visitors Bureau, and the El Paso Chamber of Commerce. All expressed an interest in promoting and participating in a fairgrounds project site in the City of El Paso. The SW Rodeo Association's representative expressed concern that their current site, the El Paso County Coliseum, would not be adequate to accommodate their needs in the foreseeable future.

Based on this information, Planning used the following parameters in selecting three potential fairground sites:

- Convenient access to & from the Greater El Paso region, including southern New Mexico and Ciudad Juarez.
- Proximity to major arterials & intersections; adequate transportation systems in place to accommodate traffic
- Minimal initial start up-cost
- 30+ acre site
- Level terrain to minimize construction costs
- Potential for growth.

Special consideration was given to research and identify vacant land already owned by the City of El Paso that could be developed for possible use as a fairground site. During the identification of stakeholders, the Public Service Board (El Paso Water Utilities) emerged as a key player in that it manages large continuous parcels of city-owned property in the Northeast area of the city, where two potential fairground sites were identified.

Planning developed and evaluated a list of advantages and disadvantages for each of the three possible fairground sites:

Site #1 – Zaragoza at IH-10 (33 acres)

Advantages

- * Joint development with parks/police
- * Convenient regional location
- * Traffic access
- * Regional access & visibility
- * Low cost for development

Disadvantages

- * Limited size
- * Limited room for expansion
- * Drainage infrastructure restricts growth

Site #2 – Martin Luther King Blvd. at US 54 North (63 acres)

Advantages

- * Visibility & regional access
- * Scenic value
- * Proximity to Ft. Bliss and New Mexico
- * Low-cost development

Disadvantages

- * Expansion limited
- * Limited traffic access to site
- * No joint development
- * Problem with zoning (C-3)

Site #3—McCombs at US 54 North (56 acres)

Advantages

- * Visibility & regional access
- * Scenic value
- * Close proximity to Ft. Bliss and New Mexico
- * Appropriate zoning in place (R-F)
- * Joint use with regional park site (57 acres)

Disadvantages

- * Outskirts of town
- * Lack of public transit
- * In the path of development

- * Low-cost development
- * At periphery of development

Assistance was requested from the City's Engineering Department to provide project design and development cost figures for each of three (3) proposed City-owned sites that met initial project criteria. The cost estimates were to include minimal required investment such as utility infrastructure, access roads, entry gate, parking (note: the municipal code at the present time requires paved parking, but a draft is being reviewed in BZAC to allow alternate surfacing) and restroom facilities. A subsequent request for further details on start-up development estimates for a 12 acre portion of the site was requested from the Engineering Dept. for Site #3. The revised cost estimate was \$693,969 (detail included in attachments.)

Planning staff determined that Site #3 had the most potential for development and consulted with PSB on the possibility of acquiring or leasing this land. The El Paso Water Utilities subsequently forwarded a letter (dated January 20, 2004) stating that the Site #3 has been targeted by EPWU as a prime location for commercial development; and proposing an alternate site (3A) in the same area.

This alternate site is located east of the Green Belt Levee and south of the Painted Dunes Golf Course, and encompasses 115 acres. It has many of the same pros and cons of Site #3; but is more than twice as large, allowing greater possibilities for future development. It also is better buffered from residential development.

The recommendation from the Planning, Research & Development Dept. is to proceed with Site #3 in the short term, subject to leasing the land from the PSB; with a long-range plan to eventually relocate to the proposed alternate site #3A. The alternate site has only one point of access (US 54) at the present time, problematic for an entertainment venue with heavy traffic demands.

Project Phasing

The key to implementing the first phase of the project is to keep start-up costs to a minimum. This would entail limiting the investment to controlling access to the site via an entrance with a ticket booth, securing the perimeter with fencing, gravel parking and the use of portable toilets.

Urban design staff elaborated renderings illustrating phased development as the project gains acceptance and popularity and the community realizes the need to further the infrastructure to accommodate a wider variety of events. These include: grand stands, corrals for live stock, shaded children's play areas, benches, picnic tables, etc.

The common feature for all of the above amenities is that all items are portable, facilitating the transfer to the permanent location. In later phases, other portable infrastructure could include: concert stages, concession stands, lighting, tents, cook out areas, etc.

In the initial start-up phase, the City of El Paso will coordinate the project through one of its departments. In later phases of the project, the city could look to entertain proposals from the private sector to operate the facility and reserve the various attractions throughout the year.

ATTACHMENTS

1. Fairground sites
2. PSB letter
3. Engineering cost estimates
4. Fairgrounds data

- 
- * Limited Size
 - * No Room for Expansion
 - * Drainage Canal

33 ACRES

PROPOSED SITES FOR
CITY-OWNED FAIRGROUNDS
SITE #1
ADJACENT TO ZARAGOZA/
BLACKIE CHESHER PARK
ZONING R-F
DECEMBER 2003

- * Joint Development
- * Convenient to most
- * Traffic Access
- * Regional Access
- * Low Cost for Infrastructure

MARTIN LUTHER KING

- * No Room for Expansion
- * Limited Access
- * Lack of Public Transportation
- * No Joint Development
- * Problem Zoning



56 ACRES

US HWY 54

- * Good Traffic & Regional Access
- * Scenic Value
- * Proximity to Ft Bliss & New Mexico
- * Low-Cost Development

KENWORTHY

PROPOSED SITES FOR
CITY-OWNED FAIRGROUNDS

SITE #2

MARTIN LUTHER KING AT
PATRIOT FREEWAY/ HWY 54

ZONING C-3 SC

DECEMBER 2003

US HWY 54



METOMBERS

28 ACRES

35 ACRES

NE REGIONAL PARK
58 ACRES

- * Outskirts of Town
- * Lack of Public Transportation
- * Possible Environmental Impact
- * In Path of Growth

- * Good Traffic & Regional Access
- * Scenic Value
- * Proximity to Ft Bliss & New Mexico
- * Joint Development
- * Low-Cost Development
- * Good Zoning
- * At Periphery of Development

PROPOSED SITES FOR
CITY-OWNED FAIRGROUNDS
SITE #3

ADJACENT TO FUTURE
NE REGIONAL PARK
ZONING R-F

DECEMBER 2008

PROPOSED CITY FAIRGROUNDS

PAINTED DUNES
GOLF COURSE

PROPOSED CITY

PROPOSED
REDAINED

2015 WELL BASEMENT

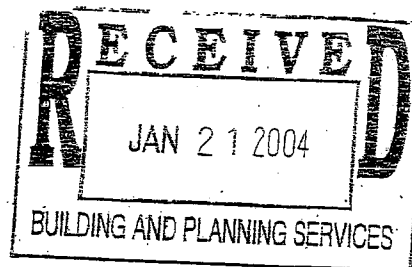
2015 WELL BASEMENT



P.O. BOX 511
EL PASO, TX 79961-0001
PHONE: 915-594-5500
FAX: 915-594-5580

January 20, 2004

Ms. Pat Adauro
Assistant Chief Administrative Officer
City of El Paso, TX
2 Civic Center Plaza
El Paso, TX 79901



Dear Pat:

Thank you for meeting with El Paso Water Utilities (EPWU) staff to discuss the preferred sites for the proposed City-Owned Fairgrounds. After being briefed on the City's needs with respect to PSB land, we have evaluated your alternate sites and have determined that the planning department's alternative Site No. 3 on PSB property has been identified by EPWU staff as a prime location for commercial development. This land may be sold in the very near future with the proceeds going to pay for water and wastewater capital infrastructure projects.

We have identified an alternate site of approximately 115-acres located directly east of the Green Belt Levee and south of the Painted Dunes Golf Course that may be more advantageous. This site is generally described as a portion of Section 19, Block 80, TSP 1 and is shown on the attached location map. From this site, the Green Belt Levee may serve as a buffer zone from nearby residents and provides a possible connection to the proposed Northeast El Paso regional park to the west. Furthermore, the site can be serviced with future extensions of water, sewer, and reclaimed water mains that exist in the area. Based on PSB policy, this 115 acre site could be leased at 1% of the appraised value or roughly \$18,000 per year. Obviously, the acreage and associated lease costs could be reduced to meet the city's needs.

We will be happy to meet with you at your earliest convenience to share our views on the site plans and to discuss any development issues related to these fairgrounds. If you have any questions or require additional information, please contact José L. Lares at 594-5540.

Sincerely,

A handwritten signature in dark ink, appearing to read "Nick Costanzo".

Nick Costanzo
Assistant General Manager

cc: Edmund G. Archuleta, P.E., EPWU General Manager

Encl: Location Map

CITY ENGINEERING DEPARTMENT / DESIGN DIVISION

COST ESTIMATE: BUDGET LEVEL

DATE:
3/12/2004

PROJECT: CITY FAIRGROUND SITE - NE Regional Park (McCombs & US 54)

DIST. 4

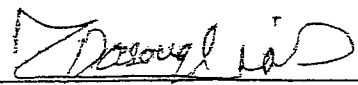
SCOPE: Development of new city fairground site, work includes 12ac. Grading, asphalt millings paving with ADA access surrounding temporary buildings location areas, two ticket/guard booths, portable restrooms and temporary perimeter chainlink fence.
(Estimate does not include: Utilities, landscaping, lighting, driveways, sidewalks, buildings)

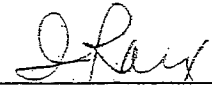
"Excellence through Teamwork"

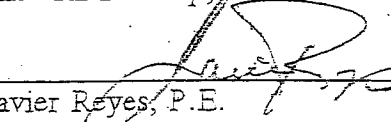
12 ACRES

PROJECT COST SUMMARY

Land Acquisition	\$0
Design Fees	\$34,040
Program Management	\$7,500
Community Awareness Program	\$0
Construction Cost	\$567,330
Testing Cost	\$11,347
Construction Management	\$17,020
Public Arts Fee	\$0
Utility Relocation Cost	
E P W U SEWER LINE (100% Participation Cost)	\$0
E P W U WATER LINE (100% Participation)	\$0
SOUTHERN UNION GAS (100% Participation)	\$0
El Paso Electric Co. (100% Participation Cost)	\$0
Contingency	\$56,733
Total Project Budget	\$683,969

 03/18/04
Ziad Al-Dasouqi, P.E.


City Engineer - *Interim*

 3/18/04
Javier Reyes, P.E.

Deputy CAO for Building & Planning

Financial Authority Endorsement

User Department

NOTE: Cost estimate prices good for one year only!

CITY OF EL PASO, TEXAS
ENGINEERING DEPARTMENT

COST ESTIMATE: BUDGET LEVEL

DATE:

3/12/2004

PROJECT: CITY FAIRGROUND SITE - NE Regional Park (McCombs & US 54)

DIST. 4

SCOPE: Development of new city fairground site, work includes 12ac. Grading, asphalt millings paving with ADA access surrounding temporary buildings location areas, two ticket/guard booths, portable restrooms and temporary perimeter chainlink fence.
(Estimate does not include: Utilities, landscaping, lighting, driveways, sidewalks, buildings)

12 ACRES

SECTION NAME		COST
DEMOLITION		\$36,960
SITEWORK		\$464,640
PARKWAY		\$26,263
PARK EQUIPMENT		\$0
LANDSCAPE		\$0
IRRIGATION		\$0
FACILITIES		\$20,280
CONSTRUCTION SAFETY:		
TRAFFIC CONTROL	% 0.25%	\$1,370
CONSTRUCTION CONTROL		
SURVEYING	% 1.25%	\$6,852
CONSTRUCTION MOBILIZATION:		
	% 2.00%	\$10,963
Base Bid Cost	Sub Total	\$567,330
TRENCH SAFETY		
	L.F. \$10.00	\$0
Trench Safety Cost	Sub Total	\$0
CONSTRUCTION COST		Total \$567,330

CONSTRUCTION CONTINGENCIES:

CONSTRUCTION MANAGEMENT	%	3.00%	\$17,020
TESTING FEE	%	2.00%	\$11,347
PUBLIC ARTS FEE	%	0.00%	\$0
UTILITY SERVICE RELOCATION:			
E P W U SEWER LINE	L.F.	\$55.00	\$0
E P W U WATER LINE	L.F.	\$55.00	\$0
SOUTHERN UNION GAS	L.F.	\$55.00	\$0
EL PASO ELECTRIC CO.	L.F.	\$55.00	\$0
CONTINGENCIES	%	10.00%	\$56,733

CONST CONTINGENCIES COST	Sub Total	\$85,100
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DESIGN COST:

SURVEYING	%	2.00%	\$11,347
AERIAL PHOTOGRAMMETRY	%	0%	\$0
GEOTECHNICAL INVESTIGATION	%	1.00%	\$5,673
ARCHEOLOGY	L.S.		\$0
ENGINEERING/ARCHITECTURAL	%	3.00%	\$17,020
OTHER ENGINEERING SERVICES	L.S.		\$0

Design Cost	Sub Total	\$34,040
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PROGRAM MANAGEMENT:

PROGRAM MANAGEMENT	L.S.		\$7,500
COMMUNITY AWARENESS PROGRAM	%	0.00%	\$0

Program Management Cost	Sub Total	\$7,500
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LAND ACQUISITION COSTS:

LAND, APPRAISAL, & CLOSING COST	S.F.	\$1.00	\$0
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RELOCATION COST

Land Acquisition Cost	Sub Total	\$0
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TOTAL PROJECT BUDGET

\$693,969

Prepared by: Gilbert Guerrero

GG

Date Printed/Revised: 3/18/2004

09:51 AM

NOTE: Cost estimate prices good for one year only.

PROJECT: CITY FAIRGROUND SITE - NE Regional Park (McCombs & US 54)

03/18/04

09:51 AM

ITEM	DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITIES	ESTIMATED COST
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DEMOLITION

1	CLEAR AND GRUB	Ac.	\$3,080.00	12	\$36,960
2	REMOVE CONCRETE SIDEWALK	S.Y.	\$9.00		\$0
3	REMOVE CONCRETE DRIVEWAY	S.Y.	\$15.00		\$0
4	REMOVE CURB & GUTTER	L.F.	\$4.00		\$0
5	REMOVE CHAIN LINK FENCING	L.F.	\$3.00		\$0
6	REMOVE INLET	EA	\$250.00		\$0
7	REMOVE ROCK OR CMU WALL	C.F.	\$2.50		\$0
8	REMOVE EX. ASPHALT PAV.	S.Y.	\$4.00		\$0
9	REMOVE EX. CONCRETE PAV.	S.Y.	\$12.00		\$0
10	TREE REMOVAL	EA.	\$400.00		\$0
11	SHRUB REMOVAL	E.A.	\$20.00		\$0
12	GRASS REMOVAL	S.F.	\$0.25		\$0

DEMOLITION TOTAL \$36,960

SITEWORK

1	GRAVEL ROCK @ PARKING AREA including SUBGRADE GRADING	S.F.	\$2.00		\$0
2	2" HMAc, 6" CSB, 6" SUBGRADE	S.Y.	\$27.00		\$0
3	2 1/2" MILLINGS & 6" SUBGRADE;	S.Y.	\$8.00	58080	\$464,640
4	CURB & GUTTER	L.F.	\$10.00		\$0
5	CONCRETE PAVEMENT 4" REINF.	S.Y.	\$55.00		\$0
6	TEMP. CONSTRUCTION ENTRANCE/EXIT	E.A.	\$6,000.00		\$0
7	SPILLWAYS	S.Y.	\$175.00		\$0
8	PAVEMENT STRIPING	L.F.	\$0.50		\$0
9	DRAINAGE IMPROVEMENTS (inc. conc. Pipe, Drop Inlets, & Pond Area)	L.S.	\$100,000.00		\$0

SITEWORK TOTAL \$464,640

ARKWAY

1	WHEELCHAIR RAMPS	EACH	\$800.00		\$0
2	CONCRETE DRIVEWAY	S.Y.	\$46.00		\$0
3	CONCRETE SIDEWALK 4"	S.Y.	\$30.00		\$0
4	COLORLED CONCRETE-STAMPED	S.F.	\$5.00		\$0
5	WROUGHT IRON FENCE	S.F.	\$9.00		\$0
6	7' CHAIN LINK FENCING (temporary)	L.F.	\$8.50	3090	\$26,265
7	ROCKWALL	PERCH	\$95.00		\$0
8	HANDRAIL	L.F.	\$30.00		\$0
9					

PARKWAY TOTAL \$26,265

ITEM	DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITIES	ESTIMATED COST
PARK EQUIPMENT					
1	PICNIC TABLE (in-ground mounted)	EACH	\$870.00		\$0
2	PICNIC TABLE (on slab w/shelter) installed	EACH	\$10,000.00		\$0
3	PARK BENCH	EACH	\$650.00		\$0
4	TRASH RECEPTACLES	EACH	\$350.00		\$0
5	PLAYGROUND EQUIPEMENT (Installed)	L.S.	\$60,000.00		\$0
6	PLAYGROUND SAND	C.Y.	\$5.00		\$0
7	BASKETBALL COURT (Complete in Place)	E.A.	\$50,000.00		\$0
8	PREFABRICATED METAL CANOPY	E.A.	\$9,500.00		\$0
9	PARK NAME SIGN	L.S.	\$7,000.00		\$0
10	PARK RULES SIGN	E.A.	\$500.00		\$0
11	NEW ELECTRICAL SERVICE	L.S.	\$5,000.00		\$0
12	E.P.E. COMPANY CHARGES	L.S.	\$500.00		\$0
13	BASKETBALL COURT LIGHTING	L.S.	\$30,000.00		\$0
14	CONCRETE POLE W/PHOTO CELL	E.A.	\$5,000.00		\$0
15	LASER LEVEL FIELD	S.Y.	\$1.50		\$0
16	FLAGPOLES (40 ft. High)	E.A.	2500		\$0
PARK EQUIPMENT TOTAL					\$0

LANDSCAPE

1	TREES	EACH	\$500.00		\$0
2	SHRUBS	EACH	\$75.00		\$0
3	MULCH	S.Y.	\$6.00		\$0
4	SCREENINGS W/WEED BARRIER	S.F.	\$1.50		\$0
5	LANDSCAPE ROCK (2" DIA.)	S.F.	\$2.50		\$0
6	SOD	S.F.	\$1.00		\$0
7	OVERSEED AREAS	S.F.	\$0.30		\$0
8	TREE GRATES	EACH	\$700.00		\$0
9	TREE GUARDS	EACH	\$300.00		\$0
10	BOULDERS (LARGE)	EACH	\$400.00		\$0
LANDSCAPE TOTAL					\$0

IRRIGATION

1	COMPLETE IRRIGATION SYSTEM IN PLACE	ACRE	\$20,000.00		\$0
2					\$0
IRRIGATION TOTAL					\$0

FACILITIES

1	SHELL BUILDING (Metal Sandwich Panels)	S.F.	\$41.00		\$0
2	SOUND SYSTEM	L.S.	\$10,000.00		\$0
3	PORTABLE RESTROOMS - RENTAL	Day	\$540.00	3	\$1,620
	12 units per day, 1,000 persons, 3 day weekend				
3	PORTABLE ADA RESTROOMS - RENTAL	Day	\$220.00	3	\$660
	2 units per day, 1,000 persons, 3 day weekend				
4	TICKET/GUARD BOOTHS	E.A.	\$9,000.00	2	\$18,000
FACILITIES TOTAL					\$20,280

Fairground Sites

<u>Site</u>	<u>Acreage</u>	<u>Facilities</u>	<u>Other</u>
<u>Georgia National Fair</u> Perry, GA	1,100ac	Multi-purpose, state-owned complex. Events: Recording artist performances; exhibits; comedy shows; competition exhibitions; major sport mobile store; lecture rooms; social events; trade shows; livestock/horse shows/sales. <u>Building's Capacities:</u> Miller-Murphy-Howard Bldg. - 65,000sf Multi-purpose livestock/exhibit Bldg. - 87,045sf South Arena - 24,764sf McGill Bldg. - 40,000sf	2003 Attendance Figures: 384,206 persons 74% of attendees are married 20% college graduates 67% full-time employment \$25,000-\$75,000 family income
<u>Maryland State Fair</u> Baltimore County	100 acres	\$5million grant from the State of Maryland for construction, modernization-year-round use of grounds.	Attendance - 500,000 annually
<u>Florida State Fairgrounds</u>	319 acres	Administered by Florida Dept. of Agriculture and Consumer Services	Hosted events: festivals and competitions year-round; equestrian events; educational community service exhibits. 150 camping sites w/ full hook-ups for exhibitors and vendors.
<u>W. Washington Fair</u> aka The Puyallup Fair	169acres	Private, non-profit, 501-C3 corporation. Receives no government subsidy; pays only city/state taxes; proceeds invested back into the Fair for improvements.	Year 2000 ending attendance of 1,238,029; buildings and land valued at \$54million. Facilities available year-round, making grounds a valuable community resource. Facility employs 55 permanent employees; 1,900 part-time employees.

Fairground Sites

Site

Acreage

Facilities

Indiana State Fair

Managed by a 70member commission and 17-member state fair board.

1995 - financial boost from newly created Indiana gambling industries, large scale renovations increased

1998 - Indiana General Assembly approved a \$40million renovation project

New Mexico State Fair

Albuquerque, NM

236 acres

Tingley Coliseum - 37,752sf

Lujan A Bldg. - 26,492sf

Lujan B Bldg. - 28,084sf

Lujan C Bldg. - (7,560sf)

Creative Arts Bldg. - 29,282sf

Outdoor Areas accommodate 50-20,000 persons

Central Washington State Fair

120 acres

2,000-seat grandstand; racetrack; exhibit hall; etc.

This is an annual fair showcase of growing agricultural commodity for the Yakima Valley (wine and wine grapes)

Illinois State Fairgrounds

360acres

1,500,000 visitors/annually

Facilities: grandstand; 4 indoor arenas; covered outdoor arena;

1,000 stalls for livestock or horses.

Fairground facilities can accommodate: conferences/conventions; theatre/dance; trade shows; livestock shows; dog/cat shows; motor races; BMX races; car races and rodeos.

Fairground Sites

<u>Site</u>	<u>Acreage</u>	<u>Facilities</u>
<u>Illinois State Fairgrounds</u>	360 acres	<p>grandstand; four indoor arenas; covered outdoor arena; 1,000 stalls for livestock or horses; multi-purpose arena . Fairground facilities can accommodate: conference; theatre/dance; trade shows; dog/cat shows; livestock shows; e BMX races; monster truck shows; rodeos, etc. Other Facilities: <u>Artisans Bldg.</u> = 6,400sf <u>Covered Outdoor Arena</u> = 31,350 (ideal for outdoor concerts) <u>Expo Bldg.</u> = 34,800sf (main floor); 25,774sf (mezzanine) 2,720sf (gallery) <u>Illinois Bldg.</u> = 12,272sf (main floor) 16,129sf (roof top) <u>Food-A-Rama Pavillion</u> = 16,128sf (open pavillion) <u>Bandstand/Ethnic Village</u> = 8,000sf (covered stage) <u>Infield, one-half mile track</u> = 125,000sf (open area); parking - 400 . persons <u>Parking Lot</u> = 277,000sf (open-spacious; gravel lots; landscaped)</p>

15-Dec-03